

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 103  
MAY 23, 2016 – WORK SESSION**

**Long Range Planning  
Summary Minutes**

Work Session was held between the County Commissioners and the Planning Commission met in a Joint Workshop on Monday, May 23, at 1:00 p.m., in the Island County Annex Building, Commissioners' Hearing Room, B-102, Coupeville, WA. Present were:

**County Commissioners:**    **Richard M. Hannold, Chair**  
   **Jill Johnson, Member**  
   **Helen Price Johnson, Member**

**Staff: Pam Dill**

**Island County Planning Commission:** **George Saul, Beth Munson, Dean Enell, Karen Krug, James Caspers**

**Staff Present:** **Keith Higman, Interim Director of Long Range Planning, Beckye Frey, Nathan Howard, Meredith Penny**

**Others Present:** **Bill Oakes, Public Works Director**

Record @ 00:05

The purpose of the Special Session is to meet in a Joint Workshop with the Island County Planning Commission to discuss Critical Areas Ordinance policy options, review and discussion of preliminary draft Island County Comprehensive Plan chapters, and review and discussion of preliminary working draft of the Freeland Subarea Plan.

**Critical Areas Ordinance**

Meredith Penny provided an overview of the revised policy options for addressing Needs and Gaps in the County's Critical Areas Regulations prior to the Board and Planning Commission's review of the posted materials. Meredith summarized the Board and Planning Commission's selected options and any comments. Staff will draft options and text for the Planning Commission and Board to look at based on their feedback.

**Transportation Element**

Bill Oakes provided an overview of the Transportation Element. The Transportation Element looks at the transportation system to assure that it adequately supports the projected growth in the Comprehensive Plan. Bill discussed existing conditions, future conditions and concurrency requirements.

**Utilities Element**

Nathan Howard noted that the background information in the Utilities Element is being streamlined and the Goals and Policies are being updated for clarity, consistency, GMA requirements, and outdated information. Nathan identified the goals and policies that are new, have been moved, edited, or revised.

**Freeland Subarea Plan**

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Beckye Frey noted that this was an initial working draft and staff and the planning consultant will continue work on the update. The focus of the 2016 update is to remove duplicate text, update data and analysis to current conditions and 2036 growth projects, reflect current goals/codes/laws and the revised NMUGA boundary and new sewer plans.

**Updates:**

**Chapter 1 Introduction**

- Updated the population projections, 20-year planning period
- Added language on the NUMGA reduction (why and how much)
- Added language regarding the County Wide Planning Policies
- Deleted text no longer needed (out of date)
- Added a section on the 2016 update (summary info)
- Removed history (to be provided elsewhere)
- Minor edits to the vision statement
- Removed the Principles text (matching the ICCP style sheet, principles became goals or policies)

**Chapter 2 Land Use**

- Added a section on the revisions to the NMUGA
- Per CWPPS, Future Growth Planning Area has been simplified to Future Planning Area
- All the maps are being updated (not yet included)
- Sections moved to Economic Development
- Reformatting the section on Land Use Designations
- Staff is suggesting the Mixed-Use district be renamed to Commercial Transitional to more accurately reflect the intent of the district (needs more discussion)
- Specific development regulation comments have been removed, and will be included in the development regulations (summary information remains, pointing to the regulations for specifics)
- Population projections have been updated
- Added a paragraph referring to the option to create overlays for future UGA expansions (per CWPP 3.2.3)
- Added information from the Buildable Lands Analysis
- Updated and reorganized goals and policies

**Chapter 3 Natural Resources**

- Renamed from Natural Lands (same as ICCP) will allow for future expansions
- Rearranged some of the sentences to provide better flow
- Updated Shorelines section to match the new SMP

**Chapter 4 Open & Civic Space**

- Moved content, goals and policies from other chapters to keep civic spaces text and goals together
- Reorganized to keep content order consistent
- Updated the Level of Service Analysis
- Needs further edits/updates

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**Chapter 5 Capital Facilities**

- Some updates made, but needs further edits/updates
- Added language from CWPP 3.6.1 – Urban services and facilities shall not be provided or extended outside of the NMUGA ( needs more discussion)

**Chapter 6 Utilities**

- Minor reorganization
- Specific development regulation comments have been removed, and will be included in the development regulations (summary information remains, pointing to the regulations for specifics)

**Chapter 7 Transportation**

- Background information updated (to match County Comp Plan updates)

**Chapter 8 Economic Development**

- Minor updates and reorganization
- Minor edits to goals and policies
- Added new goal and policies per CWPP 3.11.1-2 (future economic development planning efforts)

**Chapter 9 Housing**

- Background information updated
- Additional updates needed

The meeting adjourned at 4:30 p.m.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

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Richard M. Hannold, Member

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Jill Johnson, Member

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Helen Price Johnson, Member

ATTEST:

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Debbie Thompson, Clerk of the Board